



# City of Cambridge

Communication # 23

IN CITY COUNCIL

April 9, 1984

- WHEREAS: The procedures set forth in paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge appear to have been satisfied with respect to the designation of a neighborhood conservation district to be known as the "Half Crown Neighborhood Conservation District" having the boundaries set forth on the map hereto attached entitled "Half Crown Neighborhood Conservation District, as designated by the Cambridge City Council on April 9, 1984", and a report of a study committee and the recommendation of the Historical Commission has been received with regard to the designation of such a district, now therefore be it
- ORDERED: By the City Council of the City of Cambridge as follows:
1. Designation of Half Crown Neighborhood Conservation District.
- Pursuant to paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge, there is hereby designated as a neighborhood conservation district the Half Crown Neighborhood Conservation District having the boundaries set forth on the map entitled "Half Crown Neighborhood Conservation District, as designated by the Cambridge City Council April 9, 1984" which District shall be administered by a commission to be known as the "Half Crown Neighborhood Conservation District Commission" appointed by the City Manager pursuant to paragraph (3) of said Section 2.147(k). The reasons for the designation of the District are those set forth in the designation Report of the Study Committee dated June 10, 1983 accepted by the Historical Commission on June 14, 1983, with respect to said District, which reasons shall guide the Commission in its administration of the District.

2. Membership.

Pursuant to paragraph (3) of Section 2.147(k), the Half Crown Neighborhood Conservation District Commission shall consist of five members and three alternates. The members shall include three residents of the neighborhood, not less than two of whom shall be homeowners; one neighborhood property owner (who may or may not be a neighborhood homeowner); and one member or alternate of the Cambridge Historical Commission. The three alternates shall all be property owners, and not less than two shall be neighborhood residents. At least two of the members or alternates shall have professional qualifications related to real estate or architecture or historic preservation. The members of the Commission shall be appointed by the City Manager with regard to the diverse viewpoints expressed in the creation of the District. No member shall serve more than two consecutive terms. Notices of vacancies on the Commission shall be advertised in the Cambridge Chronicle for at least two weeks prior to appointments.

3. Review Authority.

The authority of the Commission shall extend to the review of construction, demolition, or alteration of exterior features visible from a public way, other than color, within the District. Pursuant to paragraph (5) of Section 2.147(k), however, the authority of the Commission in administering the District shall not extend to the following categories of structures or exterior architectural features, and such structures or features may be constructed or altered without review by the Commission.

A. Alterations.

The alteration of the exterior of an existing

building in a manner that does not increase or diminish the existing building envelope and that does not require the removal of any cornice, fascia, soffit, bay, porch, hood, cornerboard, or window or door casing, or any other decorative element, and that does not alter the shape of a roof.

B. Siding.

The application of vinyl, aluminium or other imitation clapboard siding in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, cornerboard or window or door casing, or any other decorative element. The application of such siding over existing wall surfaces, or the removal of previously applied siding and subsequent restoration of original wall surfaces and trim, shall not be subject to review.

C. Roofs.

The installation of flat skylights or solar collectors parallel to and in close contact with the plane of the roof and not larger than one-third the area of the roof plane in which they are installed.

D. Signs and ancillary structures.

Permanent signs of a professional nature in residential zones, temporary signs or structures, lawn statuary and recreational equipment, and other such features as may be specified by the Commission, subject to such conditions as to dimension, location, lighting, or similar matters as the Commission may specify.

E. Miscellaneous features.

Storm doors and storm windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork, and other such features as may be specified by the Commission.

F. Landscape structures.

Terraces, walks, driveways, sidewalks and similar structures substantially at grade level which are not to be used for parking between the principal front wall plane of a building and the street.

G. Walls and fences.

Walls and fences less than four feet high and located between the principal front wall plane of a building and the street. Walls and fences less than six feet high elsewhere on a property shall not be subject to review.

4. Factors To Be Considered By The Commission.

The Commission shall apply certain criteria in addition to those contained in paragraph (8) of Section 2.147(k) in considering applications for certificates of appropriateness, nonapplicability, and hardship.

A. General criteria.

All applications shall be considered in terms of the impact of the proposed new construction, demolition, or alternation of an existing building on the District as a whole, and in addition with regard to the following factors:

1. the architectural and historical significance of the structures on the site, if any;
2. the physical characteristics of the site, including but not limited to existing vegetation and topography; and
3. the potential adverse effects of the proposed construction, demolition, or alteration on the surrounding properties and on the immediate streetscape.

B. Construction of a new building.

Review of the design of a proposed new building shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the project shall be among those considered:

1. site layout;
2. provisions for parking;

3. volume and dimensions of the building;
4. provisions for open space and landscaping; and
5. the scale of the building in relation to its surroundings.

C. Demolition of an existing building.

The Commission shall consider the following factors when evaluating an application to demolish a building or a portion thereof;

1. architectural and historical significance of the building to be demolished, giving recognition to the eligibility or listing of the building on the National Register of Historic Places;
2. the physical condition of the building;
3. a claim of substantial hardship, financial or otherwise; and
4. the design of the proposed replacement structure, if any.

D. Alternations to existing buildings.

Review of proposed alterations to an existing building, and of all other features not exempted from review under paragraph (3) above, shall be made with regard to the following factors:

1. the architectural and historical significance of the building to be altered;
2. the extent to which the integrity of the original design has been retained or previously diminished; and
3. the potential adverse effect of the proposed feature or action on the existing structure, surrounding properties, and on the District as a whole.

5. Determinations By The Commission

The determinations of the Commission shall be binding only with regard to applications to construct a new building; to demolish an existing structure if a demolition permit is required; to construct a parking lot as a principal use; and to construct an addition to an existing structure which would increase its gross floor area. In all other cases the determinations of the Commission shall be advisory in nature and shall not be binding

on the applicant. In no case shall a building permit be issued until the Commission has made a determination under the provisions of said Section 2.147(k).

6. Coordination With Other Agencies and Boards.

The Board of Zoning Appeals, Building Commissioner, Half Crown Neighborhood Conservation District Commission, and other City boards, agencies and officials are directed to coordinate all review, hearing, permitting and other procedures relative to physical changes within the District to the extent practicable, consistent with their respective responsibilities.

7. Reports To City Council.

The Half Crown Neighborhood Conservation District Commission, the Historical Commission, and the Planning Board shall submit a report, not later than the third anniversary of the date of this Order, to the City Manager and Council summarizing the activities of said Neighborhood Conservation District Commission during the two years following the date of this order. In preparing this Report, the Historical Commission shall hold a public hearing to determine the opinion of neighborhood residents. The Report shall also submit any recommendation which any of the signatories thereto may have with respects to amending the powers, responsibilities and/or procedures of said Neighborhood Conservation District Commission or of any other City Board, agency or official with respect to the Half Crown Neighborhood Conservation District.

In City Council April 9, 1984.

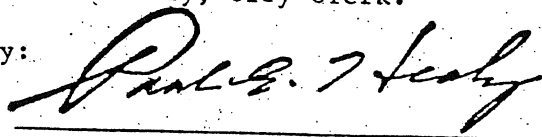
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy:

ATTEST:-



Paul E. Healy, City Clerk.



# HALF CROWN NEIGHBORHOOD CONSERVATION DISTRICT

KEY  
--- NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARY  
— CITY OF CAMBRIDGE BOUNDARY  
— STREET LAYOUT PLAN  
— LOT LINES UNLESS OTHERWISE INDICATED

As designated by the Cambridge City Council, April 9, 1984

CAMBRIDGE HISTORICAL COMMISSION  
APRIL 9, 1984

CITY OF CAMBRIDGE  
COMMISSIONER OF THE CITY OF CAMBRIDGE  
DIMENSIONS OF LOT LAYOUT PLANS  
ARE IN BRACKETS ( ) LAND  
COURT-MARKED L.C. - ALL OTHERS  
DIMENSIONS ARE INDICATED